

PUBLIC HEARING

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, VA, on **WEDNESDAY, NOVEMBER 3, 2010**, at **6:00 p.m.** to consider the following:

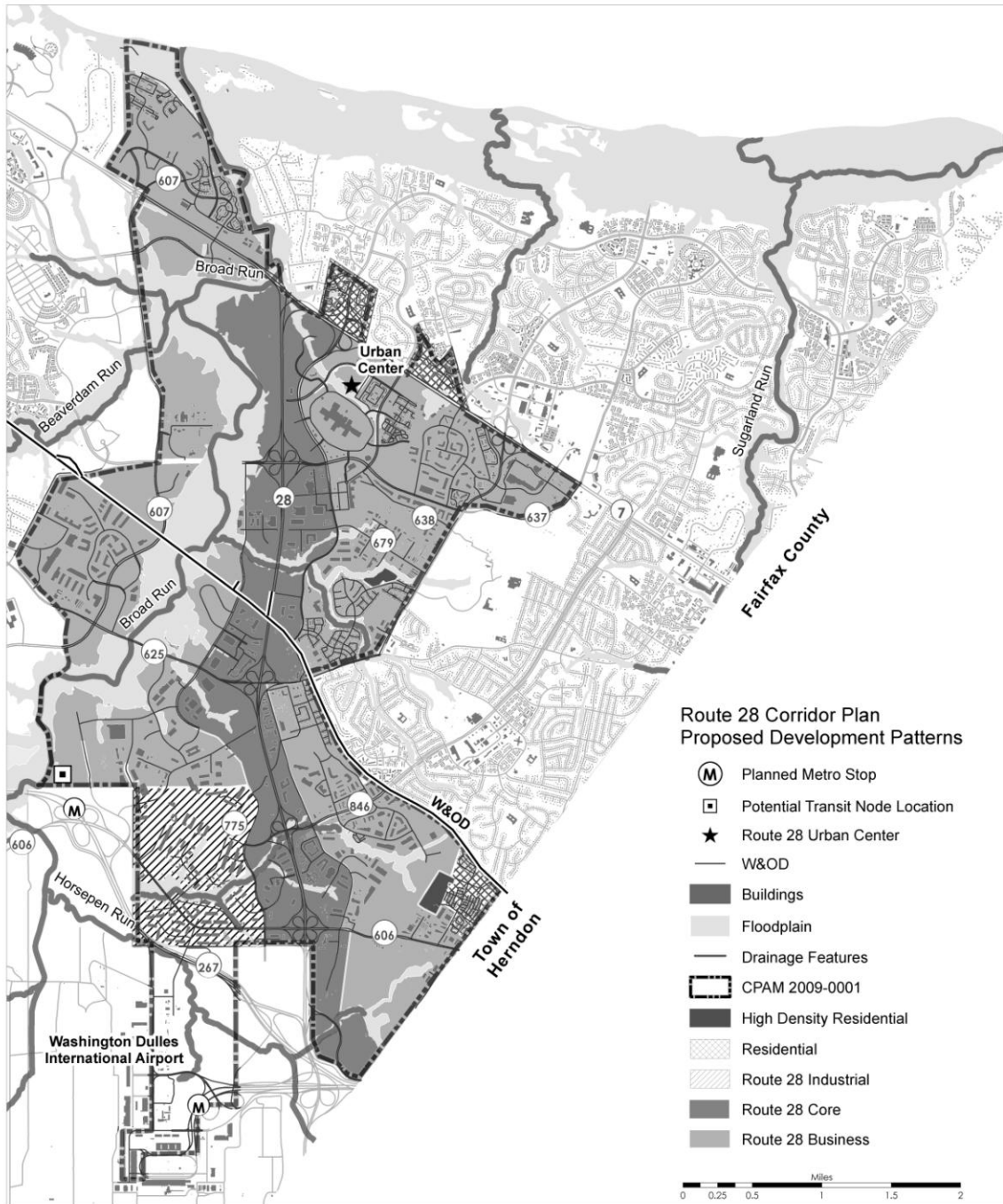
CPAM 2009-0001 **ROUTE 28 KEYNOTE EMPLOYMENT POLICIES** (*Comprehensive Plan Amendment*)

Pursuant to Sections 15.2-2225 and 15.2-2229 of the Code of Virginia, the Loudoun County Planning Commission hereby gives notice of a Comprehensive Plan Amendment (CPAM) to amend the Loudoun County General Plan (revised July 23, 2001, as amended) (Revised General Plan) by deleting certain land use policies applicable to a specific area of Loudoun County identified as the Route 28 Corridor and establishing a new component of the Revised General Plan, the *Route 28 Corridor Plan*, to apply to the Route 28 Corridor in order to support this area as an employment corridor that provides development options in diverse settings. The proposed amendments would: 1) Delete and eliminate existing Keynote Employment, Business, and Industrial land use policies and Destination Retail Overlays within the Route 28 Corridor; 2) Establish new economic, housing, and transportation policies for the entire Route 28 Corridor; 3) Establish new general land use policies for the entire Route 28 Corridor and establish the Route 28 Corridor Land Development Pattern Map; 4) Establish new specific policies for the various areas shown on the Route 28 Corridor Land Development Pattern Map, such as, without limitation, *Route 28 Core* (including new policies for *Office Cluster* and *Mixed Use Office Center*) where land would be reserved for high-quality, high intensity office developments (Office Clusters and up to three Mixed Use Office Centers), *Route 28 Business* where land would be reserved for low to mid-density Office and Flex uses, and *Route 28 Industrial* that would support Heavy Industrial, Light-Industrial, and Flex Uses; 4) Establish new general design policies for the Route 28 Corridor and new specific design standards for Office Cluster and Mixed-Use Office Centers that would include, without limitation, site design, street and block, streetscape, building, parking, parks and open space, public and civic, landscaping, and signage standards; and 5) Establish new sustainable development policies for the Route 28 Corridor that would include, without limitation, energy, stormwater, green building, landscaping, and green infrastructure policies. Proposed amendments to the Revised General Plan, which are necessary to implement the *Route 28 Corridor Plan*, also include, without limitation, amendments to the following: Chapter 4, Economic Development; Chapter 5, Green Infrastructure; Chapter 6, Suburban Policy Area, Chapter 11, Implementation; Glossary; CPAM 1996-0001, the Countywide Retail Policy Plan Amendment and its corresponding map, and such other sections of the Revised General Plan as necessary to implement and maintain consistency with the proposed amendments.

The boundaries of the area of Loudoun County identified as the Route 28 Corridor, to which the new Route 28 Corridor Plan would apply, are generally described as the Potomac River, Broad Run, and Harry Byrd Highway (Route 7) to the north (although certain portions of the Route 28 Corridor are located north of Route 7, as shown on the map); Potomac View Road (Route 637), Cascades Parkway (Route 637), West Church Road (Route 625), the Washington & Old Dominion Trail, and Loudoun County's boundary with Fairfax County and the Town of Herndon to the east; Washington Dulles International Airport to the south; and Broad Run, Loudoun County Parkway (Route 607) (although certain portions of the Route 28 Corridor are located west of Route 607, as shown on the map), Waxpool Road (Route 625), Smith Switch Road (Route 607), Gloucester Parkway (Route 2150), Smith Circle (Route 823), and Island Avenue (Route 829) to the west; as more particularly shown on the map included as part of this published notice, and the proposed boundaries of the areas to be designated on

the Route 28 Corridor Land Development Pattern Map as *Route 28 Core*, *Route 28 Business*, and *Route 28 Industrial*, are also shown on the map included as part of this published notice.

Route 28 Corridor



Full and complete copies of the above-referenced proposed Comprehensive Plan Amendment and related documents may be examined in hard copy at the Loudoun County Department of Planning, County Government Center, 1 Harrison Street, S.E., 3rd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0246, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. For further information, contact the Department of Planning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.

Robert Klancher, Chairman